



# City of Norfolk

Office of the City Manager

C: Dir., Planning & Community Development

July 18, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: General Plan Amendment & Change of  
Zoning – 1674-1690 Church Street From  
R-11 (Moderate Density Multiple-Family)  
to C-2 (Corridor Commercial).

Ladies and Gentlemen:

**I. Recommended Action:**

It is recommended at the request of the Norfolk Redevelopment and housing Authority that this item be continued until August 15<sup>th</sup>.

**II. Overview**

This agenda item is to permit a rezoning on premises located at 1674-1690 Church Street.

**III. Analysis**

**A. General**

The applicant is proposing to enlarge the existing parking lot on the site and to construct a single story 5,704 square foot office building on the corner of A Avenue and Church Street. A doctor's office and an architect's office would be located in the building.

The site is a 14,300 square foot parcel located on the northeast corner of A Avenue and Church Street. To the north is a C-2 (Corridor Commercial) District which is developed with a beauty salon, offices, a vacated gas station (nonconforming) and a convenience store, several I-2 (Light Industrial) Districts which are developed with light manufacturing uses and offices and single and multiple-family districts.

**B. Fiscal**

N/A

**C. Environmental**

N/A

D. Community Outreach/Notification

A public hearing was held on this item on June 27, 2006, which was done in accordance with the City of Norfolk's agenda notification process. In addition, the Olde Huntersville residential neighborhood was sent a notice regarding the public hearing.

IV. Board/Commission Action


Planning Commission unanimously recommends (by a 7 to 0 vote) that the proposed rezoning be approved subject to the following conditions:

- 1) The site and structure shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. To the extent these plans conflict with any applicable zoning regulations or building codes, such regulations shall govern how the property can be improved.
- 2) Any building on the site shall be used for office uses only.
- 3) A ten-foot, landscaped buffer shall be provided along the eastern line of the property.

V. Conclusion

It is recommended that the City Council approve the ordinance as presented including conditions.

Respectfully submitted,

  
for Regina V.K. Williams  
City Manager